

**VILLAGE MAYOR**

Brian D. Lamica

**VILLAGE TRUSTEES**

Charles T. Lester, Deputy Mayor

Ron Schoonmaker

Michael J. Emrich

David T. Ferdula



**Village of Ilion  
49 Morgan Street  
Ilion, NY 13357  
Phone: 315-895-7449  
TDD 711**

**VILLAGE TREASURER/  
ADMINISTRATIVE ASST.**

MariJo Rice

**VILLAGE CLERK**

Wendy Penny

**VILLAGE ATTORNEY**

Mark R. Rose

1. Applicant Identification:  
The Village of Ilion  
49 Morgan Street  
Ilion, NY 13357
2. Funding Requested
  - a. Grant Type: Single Site Cleanup Grant
  - b. Federal Funds Requested
    - i. \$\$495,700
    - ii. A cost share waiver is requested (see attachment following Threshold Criteria)
3. Location: The Village of Ilion, NY  
County: Herkimer  
State: New York
4. Property Information for Site-Specific Applications:  
  
Duofold Corporation  
7 Spruce Street  
Ilion, NY 13357
5. Contacts:
  - a. Project Director:  
Mayor Brian Lamica  
Village of Ilion  
49 Morgan Street  
Ilion, NY 13357  
(315) 895-7449  
[ilion@ilionny.com](mailto:ilion@ilionny.com)
  - b. Chief Executive Highest Ranking Elected Official: Mayor Brian Lamica
6. Population: Ilion, NY= 7,668

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	n/a
The proposed site(s) is adjacent to a body of water (i.e. the border of the proposed site(s) is contiguous or partially contiguous to the body of water or would be continuous or partially contiguous with a body of water but for a street road, or tother public thoroughfare separating them)	n/a
The proposed site(s) is in a federally designated flood plain.	1 & 2
The of the proposed cleanup (s) will facilitate renewable energy from wind solar, or geothermal energy; or will incorporate energy efficiency measures.	3

8. Letter from NYSDEC is on the following attachment

LETTER FROM STATE OR TRIBAL  
ENVIRONMENTAL AUTHORITY

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

625 Broadway, 12th Floor, Albany, NY 12233-7012

P: (518) 402-9764 | F: (518) 402-9722

www.dec.ny.gov

October 13, 2020

Mayor Brian Lamica  
The Village of Ilion  
49 Morgan Street  
Ilion, NY 13357

Dear Mayor Lamica:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the Village of Ilion, dated October 1, 2020, for a state acknowledgement letter for a Federal Year 2021 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Village of Ilion plans to submit a Brownfield Cleanup grant application for hazardous substances and petroleum in the amount of \$500,000. Focus of the funding will be the cleanup and removal of VOCs and metals at the Duofold Site on Spruce Street, Ilion. Funding will also be allocated to conduct inventory characterization and for associated planning (including reuse and/or remediation planning) and community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Bernadette Anderson  
Chief, Policy and Planning Section  
Bureau of Program Management

ec: T. Wesley, USEPA Region 2  
A. Devine, USEPA Region 2  
J. Brown, DEC Albany  
M. Duffany, DEC Region 6  
P. Taylor, DEC Region 6  
T. Seguljic, HRP Associates  
D. Lisa, HRP Associates



Department of  
Environmental  
Conservation



NARRATIVE

## 1.0 PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### 1.a. Target Area and Brownfields

#### 1.a.i Background and Description of Target Area

##### Background

The Village of Ilion, New York (the “Target Area”, a general-purpose local government entity) is seeking an EPA Brownfields Clean-Up grant to assist with the remediation of the former Duofold Manufacturing site located at 7 Spruce Street in Ilion. Impacts of the \$495,700 grant would be immediate, radical, and highly visible due to the site’s prominence in the Village and its location in a residential neighborhood.

Ilion, a 2.5 square-mile village of 7,668 in central NY, is located on the banks of the Mohawk River within a federally designated floodplain. With the harnessing of power from the Steele’s Creek and the construction of the Erie Canal through the village in 1825, Ilion and the surrounding area became a world leader in design, engineering, and technology. In 1828, Remington established a small factory for the manufacturing of rifles in the village, which grew to include the manufacturing of farming tools, sewing machines and typewriters. By 1910, with a population of 6,500, the village was a manufacturing powerhouse littered with industrial facilities that produced firearms, filing cabinets, office furniture, knit goods, carriages and harnesses, typewriters, and store fixtures. As manufacturing grew, the village and area’s population more than quadrupled and peaked in 1970 at 10,200. Thereafter, the village population declined, initially slowly, as manufacturing facilities closed because it was cheaper to construct new facilities in southern states with lower labor costs, rather than upgrade existing facilities. Due to globalization, starting in the 1980s, the area suffered another severe downturn, which led to the failure and closure of numerous industrial facilities in the area including: Chicago Pneumatic Tool Company and Union Fork and Hoe in neighboring Frankfort (75 jobs); Lasalle Labs of Little Falls (350 jobs); H.M. Quackenbush of Herkimer (90 jobs); and Daniel Green Slippers of Dolgeville (400). The decline worsened with the end of the Cold War when the village saw the beginning of severe economic downturn with the closing of two huge economic drivers in the area: Griffis Air Force base, eliminating nearly 6,000 civilian and military jobs, followed closely by the closure of Lockheed Martin, eliminating 930 more jobs.

Just as devastating to the village was the closure of Duofold in 1998 and the loss of over 100 jobs. The job losses in the village continued when Remington Arms’ in Ilion laid off 226 workers in 2014 and announced on October 23, 2020, they closed the facility eliminating 584 jobs. The adverse impacts of these two closures alone, which combined for a loss of over 900 jobs, not to mention the ripple effects on the local businesses are devastating to a Village of 7,668 people.

The scale of the brownfields’ impact is seen in the empty, dilapidated industrial buildings located immediately adjacent to rundown housing. The lack of jobs, blight and poor housing conditions has caused the population to migrate from the village leaving behind vacant deteriorating housing. According to the NY Statical Atlas, 12% of Ilion housing is vacant, significantly above the NYS vacant housing average of 4%. Today, Ilion’s predominantly poor working-class population live in the shadows of brownfields including abandoned buildings and vacant sites that pose health hazards to the area residents.

#### 1.a.ii Description of Brownfield

The Duofold site located on 12.23-acre parcel at 7 Spruce Street, Ilion, NY is the brownfield targeted for cleanup. Duofold had a long manufacturing history until 2001, when it was abandoned. The 124,000ft<sup>2</sup> 4-story building (Building A) and two smaller buildings (4,500 ft<sup>2</sup> Boiler Building B and 6,000 ft<sup>2</sup> Storage Building C), once employed hundreds of nearby residents in a variety of industries that produced products that were shipped around the world. The buildings now sit vacant in an ever-increasing state of decay with broken windows, collapsed roofs, exposed asbestos-containing material, and graffiti, inviting vagrants. Within the past three months, a fire was started on the building roof; fortunately, it was extinguished quickly by local firefighters. More tragic, a man was found deceased at the site. The declining trend has been set, and the site will only deteriorate and pose a greater threat to nearby residents.

Constructed in 1907 when Ilion was booming, the buildings were originally occupied by the Library Bureau and produced office and library furniture until at least 1923. By the 1930s, the property was owned by Remington-Rand Corporation and was used to manufacture adding machines and typewriters. By WWII, the facility was re-tooled to manufacture naval shells. Between 1947 and 1949, the company merged with Sperry to become Sperry-Rand Corporation to assemble and test computers and as a school to train technicians until 1968 when computer manufacturing operations ceased. The site was vacant until the early 1970's, when the property was revived and used by the Duofold Corporation for knitting operations, to cut and sew clothes and underwear from pretreated and pre-dyed materials, until the building was vacated in 2001. The building has been vacant and has only decayed since then.

Due to the importance of the site to the area's revitalization, the Greater Mohawk Valley Landbank funded an Asbestos Building Materials Pre-Demolition survey by A2Z Environmental LLC, a NYSDOL asbestos-licensed firm (License #73261) to assess the on-site buildings for the presence and condition of regulated levels of Asbestos Containing Materials (ACM). A2Z collected 183 samples and submitted them to EMSL's (NYS ELAP laboratory) New York, New York location for analysis following New York and EPA testing protocols in November 2019. The survey indicated Asbestos Containing Materials in roofing, flashing, patching materials, window glazing, TSI and mastic in damaged and significantly damaged condition in all three buildings. In addition, fluorescent lights were noted at several locations in the buildings. Due to the deteriorating condition of the buildings the detected asbestos containing materials are exposed and being released to the environment.

In addition to assist in the building evaluation, Herkimer County Industrial Development Agency (HCIDA) commissioned a structural survey to evaluate the building condition. The survey, completed by Ryan Biggs Clark Davis Engineering and Surveying and summarized in a report dated February 11, 2020, concluded that older portions of Building A (west wing), Building B and Building C are in poor condition, with areas of collapsed roofs and floors.

## **1.b. Revitalization of the Target Area**

### **1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans**

Due to the presence of asbestos containing material at the Duofold site, Ilion realizes that it poses a potential threat to nearby residents and any plans for development must include the removal of asbestos. Even though Ilion is a small rural community with no professional planning staff, they have participated in the development of local and regional planning documents that envision the revitalization of the Duofold site including:

- Mohawk Valley Regional Economic Development Council (MVREDC) Redevelopment Initiative – focuses NYS resources on the revitalization of urban centers by encouraging development of brownfields and encourages the development of spin off business including spin off develop of cyber and information security from the Air Force Rome Laboratory (located 30 miles to the east) ; and
- Ilion's Comprehensive Plan and Local Waterfront Revitalization Program (LWRP) - planning document that establishes Ilion's vision, and associated Municipal Codes to address flooding and erosion.

Ilion realizes site revitalization will take a concerted effort of the nearby residents and village, as well as County and state resources. To broaden the site's appeal and potential for redevelopment, the village initially re-zoned the site as Planned Development (allows multiple types of uses) via village public hearings. In addition, HCIDA obtained Payment in Lieu of Taxes (PILOT) status for the site from local taxing entities including the village, County, and school board. Following the re-zoning and acquisition of the PILOT status, Ilion worked with HCIDA to identify potential site development options based on the region's development goals outlined in the MVREDC Development Initiative. To obtain community input, Ilion and HCIDA distributed reuse surveys at community meetings and met with developers and economic development leaders. Based on that input, Ilion has developed a plan which aligns with the community's vision to revitalize the site as a mixed-use development (residential apartments, with retail and an anchor tenant) anchored by a cyber security entity-spin off from the AFRL. The plan also incorporates open space, flood management and energy efficiency designs into the site redevelopment.

### 1.b.ii. Outcomes and Benefits of Redevelopment Strategy

The proposed cleanup activities are anticipated to have a significant psychological and economic impact on the highly distressed Target Area. Due to the site's location and visibility, redevelopment of the site will demonstrate the village's commitment to remove blight and eliminate a source of airborne asbestos to congregate. Further, the revitalization will spur additional revitalization in the area, retain citizens, and create jobs in one of the state's poorest areas. Thirteen acres of brownfields will be revitalized and a 124,000ft<sup>2</sup> building will be reused to create 3 acres of green space and an estimated 100 manufacturing and 50 commercial jobs as 20 residences addition, the building will serve as an example of energy conservation, since the site's development will require incorporating energy efficiency practices within building reuse. Cleanup of the site will remove environmental hazards including potential exposure to the airborne release of asbestos.

Further, the site's revitalization is expected to have a positive effect on housing prices by increasing property values between 5% to 11.5% within 5-kilometers of the site (2017, Haninger, Journal of the Association of Environmental and Resource Economists).

### 1.c. Strategy for Leveraging Resources

#### 1.c.i. Resources Needed for Site Reuse

Ilion acquired the site for \$10 prior to bankruptcy and there are no liens or taxes owed on the site. Therefore, Ilion will work with future partners, including a qualified developer (HCIDA is working with several interested developers) to structure an ownership and development structure that meets eligibility for various resources to bring the project to completion, including New Markets Tax Credits, State and Federal historic tax credits, and HUBZone credits. A summary of the various incentives is listed below:

- Waiver on village, county, and school property taxes for a 10-year period via a PILOT Program approved by the applicable boards, NYS sales & use tax exemption on material and equipment, and mortgage recording tax. Assuming a \$5M investment and \$1.5M assessment, the savings are estimated to be \$1,316,000.
- The County is installing a water line to service the site due to inadequate water supply, which represents a \$24M investment by the County.
- The site is eligible for Federal New Market Tax Credits which will provide 39% of the original investment amount in tax credits and is claimed over a period of seven years.
- The site is eligible for historical tax credit--20% federal and 20% toward capital up to a million dollars.
- National Grid, the local gas utility, has agreed to \$50k in training for manufacturing employees.
- The site is eligible for CDBG tax credits of \$15k per new job up to a total of \$750k.
- NYS Empire State Development and RESTORE NY provides site remediation and building demolition funds (\$150M+) to municipalities via an application process.
- NYSDEC Environmental Restoration Program provides 80% funding to municipalities to remediate municipally owned properties via an application process.
- NYSDEC Brownfield Cleanup Program Tax Credits provide tax credits for site remediation and development to taxpayers at contaminated sites that require remediation via an application process.
- US Department of Housing and Urban Development – offers Community Development Block Grants to assist with brownfield redevelopment to communities via an application process.
- Site located in a Qualified HUBZone (diversity certification that provides small businesses that hire, and train disadvantaged to preferential access to federal procurement opportunities).
- \$15,000 Pro-Bono site planning and marketing services offered through CCLR and TAB for winning Redevelopment Rodeo at National Brownfield Conference in LA 2019.

### 1.cii. Use of Existing Infrastructure

Currently the site is serviced by water, sewer, electric, and natural gas lines that are of appropriate size and/or commercial capacity for the planned new development. Dual high-speed fiber internet connections are also available at the site, along with adequately maintained streets. The County has invested \$24M in to upgrade the area's water supply. In the event that additional funding is required, there are a variety of funding sources available including: RESTORE NY to rehabilitate the structure for reuse as commercial, office and residential space and Empire State Development Grant Funds for sewer, water and street improvements. Additionally, NYS recently improved the adjacent Route 51 bridge that connects the site with Interstate 90 (within one mile of the site).

## 2.0 COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2. a. Community Need

#### 2. a.i. The Community's Need for Funding

The Village lacks funding to complete the project due to the closure of the Remington Arms facility resulting in a loss of 584 jobs which will have a devastating impact on the village's budget and ability to fund projects. Mayor Brian Lamica estimated Remington's impact on the village budget at \$2 million, a substantial hit considering a \$7.3 million budget (2020-21 fiscal year). Further, due to the adverse impacts of COVID-19, Ilion is expecting a reduction of \$128,000 in NYS aid for the municipality and a \$270,000 reduction in school aid. This does not include the ripple effect that the Remington Arm closure will have on the businesses in Ilion due to the loss of resident spending power.

As if the closure of Remington is not enough, Ilion's persistent job losses since the 1950's have led to depressed incomes and abandoned buildings and housing stock throughout Ilion that have adversely impacted home values. For example, Ilion's per capita income is \$26,151, about two-thirds of the amount in New York State and median house values are \$97,200, which is less than one-third of NYS (\$302,200) (data from Neighborhood Scout, available at [www.neighborhoodscout.com](http://www.neighborhoodscout.com)). With job loss and declining population and property values, there has been little investment in the community, leaving Ilion with only one option: to increase taxes on an already overburdened population of elderly and working poor. This continuing cycle of lack of investment and dwindling population has depressed home values and personal incomes, hampering the Target Area's ability to increase tax revenue. With the Remington facility closure, challenging economic conditions and decades of major population decreases, Ilion has experienced significantly reduced tax revenues and is unable to draw on other sources of funding to address the Duofold site.

#### 2. a.ii Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations – The sensitive population within the Target Area includes the elderly (16% vs. 19% NYS), children (26.6% vs. 20% NYS), people living in poverty (21% vs. 10% of NY population) and low-income families living either adjacent to the site or within a quarter of a mile. The County Health Rankings & Roadmaps Program generated by the Robert Wood Johnson Foundation measures vital welfare factors to rank counties across the United States. Their 2018 rankings report revealed that Herkimer County where the Duofold Building is located, is one of the unhealthiest counties in NY, ranking in the bottom one third. The aging population, children, and those living in poverty in the building's immediate area are especially susceptible to adverse health and welfare impacts from environmental contaminants such as asbestos, lead paint, and mold, known to be present in the Duofold Building. By encouraging the redevelopment of this brownfield property, this project will help mitigate potential environmental exposure while removing blight, providing tax revenue and additional jobs to the surrounding population.

#### (2) Greater than Normal Incidence of Disease and Adverse Health Conditions –

Residents and workers in the Ilion area have lived and worked in an industrialized zone, resulting in long-term potential exposure to carcinogens and other environmental concerns from brownfields associated with industrial operations from previous decades. According to the NYS Health Department data, Ilion residents suffer greater rates of the chronic diseases listed below when compared to NYS. This can be partially attributed to the known contaminants in the Duofold Building, including asbestos, mold, and lead paint.

- Perinatal death rate is 21.1/1000 vs. 8.9/1000 for NYS
- Infant death rate of 16.4/1000 significantly exceeds NYS rate of 4.6/1000

- Colorectal cancer rates for males exceeds 15 to 49% of the expected rate
- Breast cancer rates are 15 % to 49% above expected rates
- Lung and bronchial cancer rates are 15% to 49% above expected rates
- Incidence of elevated blood lead levels (10+ug/dl) in children under 6 years of age of 12.2/1,000 are twice as high as the rest of the state (6.0)

The cleanup grant will help eliminate the noted contaminants that are directly contributing to greater than normal incidence of disease and adverse health conditions in the sensitive populations.

(3) Disproportionately Impacted Populations – As noted above 21% of Ilion residents live in poverty, more than double the NYS rate of 10%. However, more astounding: 62% of children under 5, 53% of female-lead households, and 100% of American Indians within Ilion live in poverty. Job losses in the higher paying manufacturing industries are the main source of current high poverty rates. The loss of jobs has impacted children, minorities, and single mothers. For example, over 50% of children, 77% of single mothers and 100% of black families receive food stamps versus 44%, 24% and 29%, respectively for the County. EJScreen indicators show 80th percentile or more for most environmental indicators.

Further, the children in low income families will continue to be exposed to lead paint and mold and the potential inhalation of asbestos. Due to unsustainable practices, and the legacy of poor environmental practices, and decreasing budgets, the Target Area and sensitive populations have suffered disproportionately. Through this grant, Ilion will address environmental threats and establish practices that are responsive to the needs of the community. By addressing the site's environmental hazard and encouraging the redevelopment of this brownfield property, this project will help mitigate potential environmental exposure while removing blight, providing tax revenue and additional jobs to the surrounding population. The cleanup grant will help eliminate the noted contaminants that are directly contributing to greater than normal incidence of disease and adverse health conditions in the sensitive populations.

## 2. b. Community Engagement

### 2. b.i. and ii Community Involvement and Project Roles

The community has been involved in the development of the site reuse plans for the Duofold site. To continue their involvement, input and incorporate public support, the village has formed a Brownfields Cleanup Steering Committee that includes various applicable entities that are supporting Duofold redevelopment. The steering committee will meet quarterly to review project progress, ensure project status is being communicated with the community, and promote the project throughout the Ilion area. As cleanup activities advance, additional community members may be sought to provide more community outreach, if needed.

## Community Project Partner Information

Committee Partner	Contact	Role in Project
Community Foundations and Organizations represent a myriad of community outreach and support initiatives in the region	Catholic Charities-Mary Pat Hickey, Chief of Staff, catholic.charities@ccrcda.org Mohawk Valley Community Action Agency, Amy Turner C.C.A.P., Executive Director 61 West Street, Ilion, NY 13357	Provide networks to communicate site selection, cleanup and redevelopment activities to minority and low-income neighborhoods. During cleanup/redevelopment activities, identify and leverage other funding programs.
Developers, Real Estate Professionals identify potential site users for the developable brownfield sites in the region	Mohawk Valley Economic Dev. Growth Enterprises Corp. (MVEDGE); Christian Mercurio, VP Planning & Development; cmercurio@mvedge.com.	<ul style="list-style-type: none"> <li>• Assist in redevelopment efforts by marketing priority and other assessed sites to companies and businesses</li> </ul>

Economic Development support business growth and attract new, quality investment	Herkimer County IDA; John Piseck jpiseck@herkimerCountyida.org. Mohawk Valley Regional Economic Dev. Council; Allison Nowak, Deputy Director; <a href="mailto:Allison.nowak@esd.ny.gov">Allison.nowak@esd.ny.gov</a> (315) 793-2366 Herkimer County Chamber of Commerce; Michelle Hummel, 420 E German St Ext, Herkimer, NY 13350; <a href="mailto:mhummel@herkimercountychamber.com">mhummel@herkimercountychamber.com</a>	<ul style="list-style-type: none"> <li>• ID sites to be selected for assessment</li> <li>• ID &amp; leverage other funding programs</li> <li>• Provide financing for high-impact community redevelopment projects</li> </ul>
Ilion Public Library	Grace Spencer, President 78 West St, Ilion, NY 13357	<ul style="list-style-type: none"> <li>• Meeting space</li> <li>• Document repository</li> </ul>

### **2.b.iii. Incorporating Community Input**

Ilion and its Brownfields Cleanup Steering Committee will serve as the main conduit for disseminating information and encouraging public participation. Quarterly public meetings will be held, with information provided in easy-to-understand fact sheets and project summaries that can then be distributed among the many local community groups that may be interested in project progress. Social media outlets (Internet, Facebook™, Twitter™, Instagram™) and the “Local News Section” of the local newspaper (Times- Telegram) will be utilized to provide a wide assortment of community coverage. This plan encourages public participation throughout the duration of the project. These easily accessible, low-tech, and easy-to-read communication methods will ensure low-income and elderly populations in the area understand project activities and are kept up to date on project advancements. Sign-in sheets for follow-up communication will be kept at each public quarterly meeting, with public comments and input documented, evaluated, and incorporated (if applicable) into the project. Public comments/inquiries will be addressed and responded to, to keep the local community aware of project activities. All information will be written in English, the primary language spoken by over 99.5% of the local population.

If a community participation meeting is not possible due to COVID-19, the following will be completed:

- Video stream meetings, and link agendas and documents. To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; and
- Optimize for accessibility - meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming videos. Public meeting online participation tools will be used to obtain public comment. Comments will be responded to during the meeting, and meeting or project revisions will be forwarded to the Steering Committee for consideration.

## **3.0 TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

### **3.a Proposed Clean-Up Plan**

VOCs, metals, and asbestos containing materials (ACMs) are present in the Duofold Building. Three remediation alternatives were considered, including: 1.) “No Action”, 2) Targeted Abatement, and 3) Controlled Demolition and Disposal. Each alternative is discussed in detail in the attached Analysis of Brownfields Clean-Ups Alternatives (ABCA). Since the portion of the site building, namely the west wings of Buildings A, B and C, are in poor condition, with areas of collapse of the roof and floor, the most viable clean-up alternative is Option 3, Controlled Demolition and Disposal. This alternative consists of demolition of the Building A west wing with asbestos in place, demolition of Building C with asbestos in place, removal of friable ACM jackets from Building B’s boiler room, then controlled demolition of the boiler house and remaining non friable materials. All demolition would be conducted in accordance with NESHAP and NYS DOL ICR 56 under wet conditions. An experienced NYS licensed asbestos contractor will demolish the three structures in place using wet methods following NEHSAP and NYSDOL ICR 56 protocols. Contractors utilized for cleanup will comply with Davis Bacon wage compliance and be required to document wages with interviews and back-up.

During cleanup activities, measures to protect the public and sensitive populations will be employed to ensure safe conditions. The work site will be secured with basements filled to grade for minimizing safety issues prior to



redevelopment. NYSDOL air and project monitoring will be completed during the entire project in accordance with NYSDOL ICR 56. Dust suppression methods will be utilized during work.

### 3.b. Description of Tasks/Activities and Outputs (i. – iv)

<b>Task/Activity: Cooperative Agreement Oversight (Task 1)</b>
<p>i. Project Implementation</p> <p>Discussion of EPA-funded activities: Ilion and its Brownfields Cleanup Steering Committee will serve as the main conduit for disseminating information, encouraging public participation, and retaining a QEP (Qualified Environmental Professional) to develop bid documents and oversee the ACM management. The QEP will develop bid specifications and contract documents to assist the Committee with solicitations in selecting a qualified contractor to complete the NYS asbestos project design, site specific variance, air and project monitoring, demolition and clean up. A Committee representative will also travel to up to two brownfields conferences during the one-year project timeframe.</p> <p>Non-EPA grant resources needed to carry out task/activity: None</p>
ii. Anticipated Project Schedule: Month 1 to Month 36 reporting quarterly; selection month #; etc.
iii. Task/Activity Lead: Ilion and QEP
iv. Outputs: 12 quarterly reports, 12 quarterly financial status reports, participation in two brownfield conference events, QEP, Remedial Contractor(s)
<b>Task/Activity 2: Community Involvement</b>
<p>i. Project Implementation</p> <p>Discussion of EPA-funded activities: Ilion, the Brownfields Cleanup Steering Committee and the QEP will lead public involvement efforts, assisted by remediation contractors as needed. Quarterly public meetings will be held, with information provided in easy-to-understand fact sheets and project summaries that can then be distributed among local community groups that may be interested in project progress. Social media outlets (Internet, Facebook™, Twitter™, Instagram™) and the “Local News Section” of the local newspaper (Times-Telegram) will be utilized to provide a wide assortment of local community coverage. If a community participation meeting is not possible due to COVID-19, the following will be completed:</p> <ul style="list-style-type: none"> <li>• <u>Video stream meetings</u>, and link agendas and documents. To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; and</li> <li>• <u>Optimize for accessibility</u> - meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility and closed captioning will be used when streaming videos. Public meeting online participation tools will be used to obtain public comment. Comments will be responded to during the meeting, and meeting or project revisions will be forwarded to the Steering Committee for consideration.</li> </ul> <p>Non-EPA grant resources needed to carry out task/activity: Community Partners will help advertise public meetings and disseminate the project brochure.</p>
ii. Anticipated Project Schedule: Month 1 through Month 36; quarterly BCS meetings
iii. Task/Activity Lead: Ilion and QEP
iv. Outputs: 12 steering committee meetings, 1 project brochure, 2 articles for media updates
<b>Task/Activity 3: Remediation Activities</b>
<p>i. Project Implementation: Discussion of EPA-funded activities:</p> <p>Selected contractor plans will be reviewed to ensure compliance with contract specification and applicable NYSDPL rules. A health and safety plan will be prepared and approved by appropriate regulatory agencies before beginning any remediation activities. Controlled demolition will be completed. All ACMs will be transported and disposed of at permitted landfill for disposal. Fluorescent lighting and lighting ballasts will be disposed of per applicable state and federal requirements. A final report will be prepared summarizing the remedial activities, EPA and DOL filings, air and project monitoring, contractor licenses and permits, waste manifests, and landfill receipts for the waste and Davis Bacon reporting.</p>



Non-EPA grant resources needed to carry out task/activity: Community Partners will help advertise public meetings and disseminate the project brochure.
ii. Anticipated Project Schedule: Month 8 through Month 16
iii. Task/Activity Lead: QEP
iv. Outputs: HASP and Final Asbestos Cleanup Report
Task/Activity 4: Reuse Planning
i. Project Implementation: Discussion of EPA-funded activities: The Committee will continue outreach to the HCIDA to integrate the remediated areas into prospects plans for redevelopment.
ii. Non-EPA grant resources needed to carry out task/activity: Community Partners will help advertise the completion of the project and next steps for the Site redevelopment and update existing parcel plans and advertising.
iii. Anticipated Project Schedule: 16-36 -Month 17 through Month 36
iv. Task/Activity Lead: Committee
v. Outputs: Updated Conceptual Site Plans

### 3.c. Cost Estimates

Budget Categories		Project Tasks				Total
		Project Mgmt.	Community Involvement	Remediation Activities	Reuse Planning	
Direct Costs	Personnel	\$1,200	\$1,200	\$1,200	\$ 300	\$3,900
	Fringe Benefits					
	Travel <sup>1</sup>	\$2,400				\$2,400
	Equipment <sup>2</sup>					
	Supplies		\$500			\$500
	Contractual	\$1,900	\$2,400	\$467,500		\$488,900
	Other (include subawards/specify type)					
Total Direct Costs <sup>3</sup>		\$22,600	\$4,100	\$468,700	\$ 300	\$495,700
Indirect Costs <sup>3</sup>						
Total Federal Funding		\$22,600	\$4,100	\$468,700	\$ 300	\$495,700
Cost Share (20% of requested federal funds)				\$99,140 (cost share waiver requested)		\$99,140
Total Budget (Total Direct Costs + Indirect Costs + Cost Share)		\$22,600	\$4,100	\$567,840	\$ 300	\$594,840
<sup>1</sup> Traveling to brownfields-related training conferences is an acceptable use of these grant funds. <sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants. <sup>3</sup> Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds.						

#### Budget Details:

##### Task 1 – Project Management

Personnel Costs: Travel: \$2,400 (one committee person attending 2 brownfield conferences \$1,200/event)

Contract QEP, 4 hours/month for 20 months at \$50/hr = \$4,000

Contract QEP, 300 hours total at \$50/hr. for specifications, bidding, remedial oversight, contracting = \$15,000

#### Task 2 – Community Involvement

Personnel Costs: Supplies = \$500 (copy paper/folders/printing costs for public handouts)

Contract QEP Project Manager, 4 hrs./quarterly meeting, 12 quarterly. Meetings; \$50/hr=\$2,400

Committee Member – 40 hours at 30/hr. = \$1,200

#### Task 3 – Remediation Activities

Committee Member – 40 hrs. at \$30/hr. = \$1,200

Contract licensed asbestos services = \$57,500

Contracted licensed Asbestos Demolition, Transport/Disposal, Fluorescent Removals and Disposal Services=\$410,000

Contracted QEP – Oversight/MGT, including Davis Bacon Reporting-300 hours at \$50/hr. = \$15,000

Cost Share: The Village will contribute 20% cost share of \$99,140 if a cost share waiver is not approved.

#### Task 4-Reuse Planning

Personnel Costs

Committee Member – 10 hours at \$30/hr. = \$300

### **3.d. Measuring Environmental Results**

Ilion will include an agenda item once per quarter at each Village Board meeting, which will be open to the public, to review project progress and take corrective actions when necessary, ensuring EPA brownfield funds are expended in an efficient and timely manner. Should there be schedule delays or budget issues, these will be discussed with the EPA project manager and the Brownfield Steering Committee (BSC). Ilion and its BSC will also meet quarterly, again in a public meeting format, to review community priorities, address any community concerns, and guide the project. Ilion will utilize resources from the NYS Department of Labor (who oversee Asbestos projects in NY) for input on project management and guidance. Required Quarterly Reports will be submitted in a timely manner to the EPA, detailing outputs, and outcomes of the project, and updating site information into the ACRES database. Outputs to be tracked will include the number of Ilion Board public meetings, number of public Brownfields Steering Committee meetings, and finalization of the building's redevelopment plan. Outcomes to be tracked include community participation, amount of contaminant materials removed, redevelopment dollars leveraged, and jobs created.

## **4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a. Programmatic Capability**

#### **4. a.i and ii Organizational Structure and Description of Key Staff**

Key to this Cleanup project will be the development of a detailed work plan with clear milestones and responsibilities, which will be created at an initial meeting of the BSC with participation from the HCIDA, Village Attorney and Public Works Department. The meeting will identify goals and strategies and develop a work plan with well-defined and delineated responsibilities. Performance measures will help to track progress. Status updates will be incorporated into the Village's existing reporting structures to ensure the project is on schedule. Ilion will continue to meet regularly with key community-based partners. Consultants will report regularly to Ilion and undertake quarterly quality assurance.

Description of Key Staff: Overall project supervision will be assigned to Ilion Mayor Brian Lamica. Mayor Lamica has extensive experience working with the HCIDA, MVEDGE public works, as well as familiarity with conducting outreach campaigns in the community--especially given his work with the water line projects and road improvements. The Mayor will serve as a liaison between EPA Region 2 and be responsible for assuring compliance with the administrative and reporting requirements of the cooperative agreement. He will lead community engagement activities and procure and manage the QEP and Planning Consultant. The Mayor will be supported by Mari Jo Rice, the Village Treasurer, and will provide overall project support, including management of community engagement and consultants and Davis Bacon reporting with support from the QEP. The mayor, MariJo Rice, HCIDA and the QEP will be supplemented by key advisors including Jean Hammerman of CCLR and key retained consultants.

**4a.iii. Acquiring Additional Resources:** The project team will procure the QEP and abatement specialist in adherence with local, state, and federal competitive procurement standards. Ilion's procurement procedures include seeking statements of qualifications and price proposals that are reviewed by the Mayor and Village Trustees. The Brownfield Cleanup Steering Committee will have an advisory role in QEP and abatement contractor procurement. Professionals with previous EPA Brownfields experience will be encouraged to compete. Contractors who submit the lowest responsive bids and are fully responsible and qualified will be selected. Village Board of Trustees approval is required for all RFP awards. Ilion will hire consultant teams who will work together to accomplish project goals, creating redundancy to ensure that milestones will be achieved, even in the event of employee turnover. Should the need arise to recruit new staff, Ilion will seek candidates with previous brownfield experience and efficiently assimilate new staff into existing team structures with the guidance of succession plans created by the Brownfields Cleanup Steering Committee.

#### **4.b. Past Performance and Accomplishments**

##### **4.b. ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

1) Purpose and Accomplishments: Ilion has not received an EPA Brownfields Grant but has an extensive history of managing federal and state funds. Examples of grants awarded to Ilion and grants that were previously completed and/or are under management are provided below:

<b>GRANT ADMINISTRATION</b>					
<b>Granting Agency</b>	<b>Date / Amount</b>	<b>Status</b>	<b>Purpose</b>	<b>Outputs</b>	<b>Outcomes</b>
<b>NYSDHSES &amp; FEMA</b>	2016-2018/\$4.9M	Complete	Ready 30 properties for demolition	30 properties approved for demolition	30 properties, residential and commercial, were approved for demolition due to the flood of 2013. Owners received appraisal value for their properties. All properties now deeded to the village with restrictions.
<b>NYS Homes &amp; Community Renewal</b>	2012-2016/\$183,800	Complete	Complete rehabilitation at 8 residences	8 homeowners received financial assistance to improve homes.	8 Recipients received financial assistance to improve their homes. These improvements ranged from electrical, roofs, rehab to porches, etc.
<b>Community Development Block Grant</b>	2014-2017	Complete	Sewer Infrastructure Improvement program	Replaced about 1,400 ft. of gravity sewer and 68 manholes	Sanitary sewer replacement and slip-lining work was completed along with site restorations.

2) Compliance with Grant Requirements: Ilion initially generated a work plan with tasks, milestones, and timeframes for completing the work within grant guidelines. During the administration of the grants, meetings were held at milestones by Ilion officials and invested parties to determine the progress of the grant and make needed changes. At the conclusion of each grant, a review was completed to determine the overall success and/or areas requiring improvement. These reports were submitted to the awarding agency within the grant requirements. The reporting requirements within each grant (monthly or quarterly), were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

# THRESHOLD CRITERIA

# **THRESHOLD CRITERIA RESPONSES**

## **Village of Ilion, NY - Brownfield Cleanup Grant**

### **1. Applicant Eligibility:**

Ilion, NY is a General-purpose Unit of Local Government.

### **2. Previously Awarded Cleanup Grants**

Ilion has not previously received an EPA Brownfield Grant.

### **3. Site Ownership**

The Village acquired ownership of the site on March 12, 2019

### **4. Basic Site Information**

- a) Site Name: Duofold
- b) Site address of the site: 7 Spruce Street. Ilion, NY 13357
- c) Current owner of the Site – Village of Ilion, (NY)

### **5. Status and History of Contamination at the Site**

- a) This Site is contaminated by hazardous substances.
- b) The operational history and current use(s) of the Site:

#### Operational History

Constructed in 1907, the building was originally occupied by the Library Bureau and used to produce office and library furniture until at least 1923. By the 1930s, the property was owned by Remington-Rand Corporation and was used to manufacture adding machines and typewriters. By WWII, the facility was retooled to manufacture naval shells. Between 1947 and 1949, the company merged with Sperry to become Sperry-Rand Corporation. The on-site facility was one of three facilities owned by Sperry-Rand Corporation in Ilion. It was used to assemble and test computers and was utilized as a school to train technicians. It is possible that electroplating occurred on-site in the 1960s. The company changed its name to Sperry-Univac at some point in the 1950s, and computer manufacturing operations ceased by 1968 when Sperry-Univac moved to Utica. The property remained vacant for some time. From the early 1970's, the property was revived and used by the Duofold Corporation for knitting operations, to cut and sew clothes and underwear from pretreated and pre-dyed materials, until the building was vacated. The building was abandoned in 2001 and has been vacant since.

## Current Use

The buildings have been vacant since 1998 with the 3 onsite buildings are in various stages of deterioration from good to collapsed.

c) Environmental concerns, if known, at the Site:

The on-site environmental concerns are building containing asbestos containing roofing material, floor tiles, window glaze and piping wrap. Fluorescent lights were also noted within the site buildings. In addition, the Site soils and groundwater exhibit metals and VOCs are above NYSDEC standards.

d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination. - Asbestos containing materials are in building materials used for building construction and fluorescent lights are throughout.

## **6. Brownfields Site Definition**

The Duofold Site is not listed or proposed for listing on the National Priorities List, not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and not subject to the jurisdiction, custody, or control of the U.S. Government.

## **7. Environmental Assessment Required for Cleanup Grant Application**

A Phase I Environmental Site Assessment was completed on August 23, 2019 and a Pre-demolish Building Material Asbestos survey was completed in August 2019.

## **8. Enforcement or Other Actions**

There are no known environmental enforcement or other actions related to the Site.

## **9. Sites Requiring a Property-Specific Determination:**

The Site does not need a Property Specific Determination from EPA to be eligible for Brownfields Grant funding.

## **10. Threshold Criteria Related to CERCLA/Petroleum Liability**

This site meets the requirements for asserting an affirmative defense to CERCLA liability through one of the landowner liability protections, specifically as a “Bona Fide Prospective Purchaser”. Ilion acquired the property on 10/18/2019. A Phase I Environmental Site Assessment was completed on 8/23/19, following All Appropriate Inquiries. Ilion is not liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination. Any disposal of hazardous substances at the site occurred before Ilion acquired the site. To limit potential exposure to hazardous substances, Ilion always keeps the building locked, and there is

no occupancy occurring within the structure. There are no land use restrictions or institutional controls associated with response actions at the site. Ilion will provide full cooperation, assistance, and access to authorized persons associated with cleanup of hazardous substances. Ilion will comply with any CERCLA information requests and administrative subpoenas and will provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site. Ilion will Not impede performance of a response action or natural resource restoration. Ilion meets the requirements for the Bona Fide Prospective Purchaser. The property was obtained by negotiated purchase from a private individual on 10/18/2019. Ilion is the sole owner of the property. Ilion has no familial, contractual, or financial relationships or affiliations with any prior owners or operators of the property.

b) Pre-Purchase Inquiry:

A Phase I Environmental Site Assessment following All Appropriate Inquiry guidelines was performed. Asbestos inspections were conducted in August 2019.

c) Timing and/or Contribution Toward Hazardous Substances Disposal:

Hazardous substances are present at the Site. Ilion has not caused or contributed to any release of hazardous substances at the site.

d) Post-Acquisition Uses:

Since taking ownership, Ilion has conducted no business activities at the site, and there is no occupancy. The building always remains closed and locked and is inaccessible to the public.

e) Continuing Obligations:

Since taking ownership, Ilion has taken steps to ensure no release or exposure to hazardous substances has occurred or is occurring. The building always remains closed and locked and is inaccessible to the public. Cornerstone will comply with any land use restrictions and will not impede the effectiveness or integrity of any institutional controls and will assist and cooperate with those performing the cleanup and provide access to the property. Cornerstone will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property and will provide all legally required notices

## **11. Cleanup Authority and Oversight Structure:**

Ilion will hire, through a competitive bid procurement process, a qualified Environmental professional to prepare bid specification for a qualified ACM removal contractor and complete project oversight and reporting. The contractor(s) will be responsible for performance of all abatement activities, complying with all applicable local, State and Federal laws, and will provide full documentation and reporting on all abatement and removal activities. Ilion will comply with

the competitive procurement provisions of 2 CFR 200.317 through 300.326 and ensure that this technical expertise is in place prior to beginning cleanup activities. The contractor will notify the NYS Department of Labor of on-site activities.

## **12. Community Notification:**

### **a) Draft Analysis of Brownfield Cleanup Alternatives (ABCA):**

Copies of ABCA distributed to meeting public meeting attendees and made available to the public for review.

### **b) Community Notification Ad:**

An ad was published in the local newspaper on October 6, 2020.

### **d) Public Meeting:**

A public meeting was held Wednesday, October 14, 2020 at 6:00 PM Village of Ilion Municipal Building Auditorium. There were no comments received. A meeting sign-in sheet was used to register attendees. Copies of ABCA were distributed to meeting attendees.

### **e) Submission of Community Notification Documents:**

A copy of the Draft ABCA, public notification ad, and meeting sign-in sheet are attached. (Note: There were no comments or questions received during the public meeting; as a result, no meeting notes related to responses to comments were recorded).

## **13. Statutory Cost Share**

Hardship Waiver Request: The Village of Ilion is requesting a Hardship Waiver of the requisite 20% cost share associated with this U.S. EPA Cleanup grant due the recent closure of the Remington Arms facility in Ilion eliminating 584 jobs. A justification for the waiver request is included as Attachment 1 to the Narrative.

### **Additional Attachments:**

- Hardship Waiver Request
- Analysis of Brownfield Cleanup Alternatives
- Public Meeting Notes (and responses to comments)
- Public Meeting sign in sheet
- Copy of Newspaper Advertisement
- Proof of Ownership: Deed and Tax Bill



# ADDITIONAL ATTACHMENTS

# **HARDSHIP WAIVER REQUEST**

**Hardship Waiver Request**  
**U.S. EPA Brownfield Cleanup Grant Application**  
**Village of Ilion, NY**

The Village of Ilion intends to remove asbestos building materials from the Duofold building and is requesting a hardship waiver of the cost share requirement based on the following criteria:

- Remington Arms announced October 23, 2020 that they are closing their Ilion, NY facility eliminating 584 jobs. With the closure of the Duofold in 2003 and the Remington Arms facility the Village has lost over 900 jobs in a Village of 7,668 people. Good paying and technical jobs have not returned to the Village. Ilion's current unemployment rate of 8.0% (reported prior to the Remington Arms closure), which is already double NYS rate, will undoubtedly increase well into the double digits. With the closure, the Village's population which declined by 4.8% from 2010 to 2019 will also continue to decline, especially if nothing is done to revitalize the Village.
- Municipal and local funds are not available. The financial impact of the Remington Arms facility on a Village of 7,668 people are huge. Mayor Brian Lamica estimated the closures impact on Ilion's budget to be \$2 million, a substantial hit when you consider that the Village's 2020-2012 budget is \$7.3 million. Further, due to the adverse impacts of COVID-19, Ilion is expecting a reduction of \$ \$128,000 in NYS aid for the municipality and a \$270,000 reduction in school aid. This does not include the ripple effect of the loss of 596 jobs on the local economy. These economic hardships make it impossible for the Village to fund the Duofold site cleanup.
- Ilion's per capita income is \$26,151 about two-thirds of the amount in New York and medium house values are \$97,200 which is less than one-third of NYS (\$302,200) With job loss and declining population and property values, there has been little investment in the community, leaving Ilion with only one option; to increase taxes on an already overburdened population of elderly and working poor. This continuing cycle of lack of investment and dwindling population has depressed home values and personal incomes, hampering Ilion's ability to increase tax revenue.
- Prior to the announcement of the Remington Arm facility, 21% of Ilion residents lived in poverty, more than double the NYS rate of 10%. More astounding: 62% of children under 5, 53% of female lead households and 100% of American Indians within Ilion live in poverty. The noted unemployment rates are expected to increase significantly with the closure of the Remington Arms facility. Job losses in the higher paying manufacturing industries are the main drivers leading to current high poverty rates. The loss of jobs has impacted children, minorities, and single mothers. For example, over 50% of children, 77% of single mothers and 100% of black families receive food stamps versus 44%, 24% and 29%, respectively for the County.

Analysis of Brownfields  
Cleanup Alternatives  
(ABCA)

**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)**  
**Preliminary Evaluation**  
**Former Duofold Site, 7 Spruce Street, Ilion, NY**

## **I. Introduction & Background**

This ABCA, prepared for asbestos abatement for the former Duofold building located in Ilion, NY, will assist the Village in addressing an environmental hazard that poses a serious threat to surrounding residents and preparing the site for redevelopment.

### **a. Site Location**

The former Duofold building, located at 7 Spruce Street, Ilion, New York, consists of a 12.23-acre parcel that is occupied by 3 brick and wood buildings 134,500ft<sup>2</sup> in various conditions ranging from good to collapsed. The site is surrounded by residences including single and multi-family homes constructed generally in the early 1900s. The building originally constructed in 1907 has been vacant since 2001 and consists of 3 buildings:

- Building A, the former main manufacturing/office building is approximately 124,000 square feet, four-stories with a basement.
- Building B, the former boiler house is approximately 4,500 square feet, one-story with a basement.
- Building C, a former storage building is approximately 6,000 square feet, one-story with no basement.

The remainder of the Site consists of parking and driveway areas, overgrown areas, and a fenced secured area.

### **b. Previous Site Use(s) and any previous cleanup/remediation**

#### Previous Site Use

The Duofold Site located on 12.23-acre parcel at 7 Spruce Street, Ilion, NY is the brownfield targeted for cleanup. Duofold had a long-storied manufacturing history until 2001, when it was abandoned. The 124,000ft<sup>2</sup> 4- story building (Building A) and 2 ancillary smaller buildings (4,500 ft<sup>2</sup> Boiler Building B, 6,000 ft<sup>2</sup> Storage Building C), once employed hundreds of nearby residents in a variety of industries that produced products that were shipped around the world. The buildings now sit vacant in an ever-increasing state of decay with broken windows, collapsed roofs, exposed asbestos containing material and graffiti, inviting vagrants. Within the past three (3) months a fire was started on the building roof, fortunately it was extinguished quickly by local fire firefighters. More tragic, a man was found deceased at the Site. The declining trend has been set and the Site will only deteriorate and pose a greater threat to nearby residents that surround the Site.

Constructed in 1907 when Ilion was booming, the buildings were originally occupied by the Library Bureau and to produce office and library furniture until at least 1923. By the 1930s, the property was owned by Remington-Rand Corporation and was used to manufacture adding machines and typewriters. By WWII, the

facility was retooled to manufacture naval shells. Between 1947 and 1949, the company merged with Sperry to become Sperry-Rand Corporation to assemble and test computers and as a school to train technicians. The company changed its name to Sperry-Univac at some point in the 1950s, and computer manufacturing operations ceased by 1968 and was vacant until the early 1970's, when the property was revived and used by the Duofold Corporation for knitting operations, to cut and sew clothes and underwear from pretreated and pre-dyed materials, until the building was vacated in 2001. The building has been vacant and has only decayed since then.

#### Previous Cleanup/Remediation

No previous cleanups or remediation have occurred at this site.

#### **c. Site Assessment Findings**

In support of proposed redevelopment of the Site an Asbestos Material Pre-Demolish building survey and Building Assessment have been completed as discussed below.

#### Asbestos Containing Materials

The survey indicated Asbestos Containing Materials (ACM) in roofing, flashing, patching materials, window glazing, TSI and mastic in damaged and significantly damaged condition in all three buildings. The results of the asbestos survey indicated the following ACMs:

##### Building A – Office (East Wing) and Manufacturing Building (Center and West Wings)

- East Wing (steel and masonry construction)
  - Roof Tar, 6%-7.6% chrysotile, 280 linear feet, good condition
  - Window Glazing, 1.2% chrysotile, 780 ft<sup>2</sup>, all windows, all floors, fair-significantly damaged
  - TSI on hot water piping and elbows, 31% chrysotile, all floors, 690 linear feet, damaged to significantly damaged
  - Caulk around glass window blocks, 7.2% chrysotile, 160 ft<sup>2</sup>, damaged
  - Side entrance asphalt roofing, 1.6% chrysotile, 240 ft<sup>2</sup>
- Center Wing (wood framed and masonry bearing construction)
  - TSI on hot water piping and elbows, 31% chrysotile, all floors, 690 linear feet, damaged to significantly damaged
  - Tar roof flashing, 5.1% chrysotile, fair
  - Rubber roof patches, 11.0% chrysotile, 32 ft<sup>2</sup>, significantly damaged
  - Rolled roofing tar, 6.9% chrysotile, 170 ft<sup>2</sup>, fair
  - Tar on E wall cap to west wing to Center wing, 15% chrysotile, 60 ft<sup>2</sup>, significantly damaged
  - Rolled roofing patch, 1.6% chrysotile, 3300 ft<sup>2</sup>, significantly damaged
  - 9x9" VCT, 7.7% chrysotile, 250ft<sup>2</sup>, significantly damaged
  - 12x12" VCT mastic, 2.9% chrysotile, 25 ft<sup>2</sup>, significantly damaged
  - 1<sup>st</sup> floor entrance, roof flashing, 2.9% chrysotile, significantly damaged
- West Wing (wood framed and masonry bearing construction)
  - Multilayer roofing and aluminum roof coating, 1.8% chrysotile, 8750 ft<sup>2</sup>, significantly damaged
  - Window Glazing, 1.4% chrysotile, 90 ft<sup>2</sup>, all windows, all floors, significantly damaged

- Basement
  - Linoleum kitchen floor, 11.0% chrysotile, 50ft<sup>2</sup>, fair

#### Building B – Boiler House

- Tar flashing main roof, 8.0% chrysotile, 4,800ft<sup>2</sup>, significantly damaged
  - Air cell wrap on heat piping, 19.0% amosite, 6.3% chrysotile, 490 lf, significantly damaged
  - Compound on small tank, 24% chrysotile, 200 ft<sup>2</sup>, significantly damaged
  - Compound on large tank, 20% amosite, 6.7% chrysotile, 450 feet<sup>2</sup>, significantly damaged
  - Compound on tank center room, 23% amosite, 7.7% chrysotile, 320 feet<sup>2</sup>, significantly damaged
  - Tar on north wall, 4.2% chrysotile, 24ft<sup>2</sup>, damaged
- Building C – Detached Storage Building
    - Roof Tar Penetrations, 10.0% chrysotile, 32ft<sup>2</sup>, significantly damaged
    - Multiple layer asphalt roofing, 2.7% chrysotile, 6,000 ft<sup>2</sup>, significantly damaged
    - TSI on interior heating piping, assumed to be ACM (air cell), unsafe to survey as roof is caved in, significantly damaged with debris on the floor

#### Structural Assessment

The Herkimer County Industrial Development Agency (IDA), on behalf of Ilion, commissioned a structural survey of Building A to assist in evaluating the soundness of the building for asbestos abatement and redevelopment. The survey was completed by Ryan Biggs Clark Davis Engineering and Surveying and summarized in a report dated February 11, 2020.

The engineering report noted that the office building (Building-A/East Wing) is in general fair to good condition with some areas of deterioration from water damage. The older manufacturing building (center and west wing) is in generally poor condition, with areas of collapse of the roof and floors.

Further, the engineering report states that.

*“The Manufacturing Building (Building-B, aka center and west wings) is in generally poor condition, with areas that are deemed unstable and unsafe due to the areas of collapsed roofing and floors. The portion of the exterior wall that is free-standing where the roof and floor has collapsed is an unsafe condition and should be shored now if it is to remain.*

*It may be structurally feasible to reuse portions of this building, but from a logistics standpoint, it appears that a large portion of the wood framing will need to be replaced. As this work proceeds, the removal of existing framing will form unstable areas of the walls and remaining structure to allow the work to be performed. This type of renovation will require phased work, consisting of shoring of the exterior walls, roof, and floors to allow removals to be made and new structure to be installed, or all the exterior walls would need to be shored to allow the interior framing to be removed and rebuilt with new structure. These concepts can be costly. The exterior walls also appear to need to be re-pointed in many areas, with areas of complete brick replacement due to the deterioration. Overall, based on my observations, it does not appear that the cost to save and renovate this portion of the property, especially the west wing*

*to be economically worthwhile, and removal of the building may be the best option. However, there is always a chance that the right developer might consider the overall costs to save this building to be feasible.*

*As with the Office Building, the rate of deterioration within this building will increase as the building remains exposed to the weather, and further deterioration and collapse will occur. However, implementing some temporary fixes to allow the building to remain vacant and protected from the weather until it is sold and renovated will be difficult and costly due to its current condition.*

*In its current condition, I consider portions of the manufacturing building as unsafe, and stabilization/shoring should be implemented now to reduce the chance of a major portion of the building collapsing."*

#### **d. Project Goal**

Ilion worked with HCIDA to develop a marketing redevelopment strategy which identifies the communities goals and leverage's Site's cheap power, dual fiber optics lines, PILOT and HUBZone status, nearby location to the US Air Force's Rome Air Development Center (AFRL), access to a major interstate and available Brownfield funding and tax incentives to transform the property into a mixed-use property anchored by a cyber security entity spin off from the AFRL.

Based on the input Ilion has developed a plan to revitalize the site as a mixed-use development (residential apartments, with retail and an anchor tenant) anchored by a cyber security entity-spin off from the AFRL. The plan also incorporates open space, flood management and energy efficiency designs into the site redevelopment. The site revitalization plan aligns with the community's vision to redevelop brownfields, remove an environmental hazard (asbestos containing materials) and develop a mixed-use site that is anchored by cyber security entity-spin off from the AFRL

To achieve this Site goal, we propose the removal of asbestos from the partially collapsed west wing, damaged boiler building, and partially collapsed detached storage building.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility**

The cleanup will be overseen by the following certified professionals:

- Overall Responsibility – NYS Licensed Engineer Firm and NYS DOL Licensed Asbestos Handling Firm
- Clean up Design will be completed by a NYSDOL Licensed Project Designer
- Air Sampling and Project Monitoring will be completed by NYSDOL licensed air sampling technicians and project monitors.
- Clean up Contractor will be a NYS Licensed Business and NYS DOL Licensed Asbestos Handling Contractor



**b. Cleanup Standards for major contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)**

ACM will be removed from the Site buildings during this work. Standards used for this work are presented below:

Material/Media	Action Level	Regulation
Regulated Asbestos-Containing Material (RACM)	>1% Asbestos	NESHAP, 40 CFR Part 61.145
Demolition Work (bulk materials)	Adequately wet during demolition to control visible emissions	
Air Monitoring	>0.01 f/cc, or established background	NYSDOL ICR 56
Visible and Air Clearance Criteria	No Visible, 0.01f/cc	NYSDOL ICR 56

**c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)**

Laws and regulations that apply to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, NYSDEC Solid Waste Rules (Part 360), NYS DOL ICR 56, OSHA 1926, 40 CFR § 61.150, and Village codes and rules. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, appropriate permits, e.g., notify before you dig, transport and disposal permitting, will be obtained prior to the work commencing.

**III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives Considered (*minimum two different alternatives plus No Action*)**

To address the presence of damaged friable and non-friable ACM at the Site, three alternatives were considered:

- Alternative #1 No Action
- Alternative #2 Selective Abatement
- Alternative #3 Demolition in Place, Transport and Disposal.

**b. Cost Estimate of Cleanup Alternatives (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)**

To address EPA requirements, the effectiveness, implementability, and cost of each alternative has been considered prior to selecting a recommended cleanup alternative.

### Alternative #1: No Action

- Effectiveness
  - This alternative is the least effective of the three considered as it would result in no removal of damaged friable and non-friable asbestos debris, exposure to the public and worker to asbestos remains, significant safety hazards remain in the partially collapsed west wing, partially collapsed detached storage building, and boiler room building.
  -
- Implementability
  - This alternative is the easiest to implement as it involves no work.
  -
- Preliminary Cost Estimate
  - There are no costs associated with this alternative.

### Alternative #2: Targeted Abatement

The alternative contemplates targeted removal of asbestos in place, and asbestos debris in the three buildings.

- Effectiveness
  - Targeted removal would not be effective as all three buildings have structural issues (collapsed roofs) making it unsafe to remove the ACM debris and in place materials. Engineering controls would need to be designed and implemented to stabilize the buildings prior to abatement and would require long term maintenance until the buildings are redeveloped or repaired. This alternative would not eliminate the safety hazards associated with access to the partially collapsed structures.
- Implementability
  - This alternative is the most difficult to implement as engineering controls are required to be designed and implemented to stabilize the buildings to make them safe for abatement. Additionally, the stabilization measures would be required until the buildings are redeveloped, razed, or repaired to current code.
- Preliminary Cost Estimate
  - Costs for the design, implementation, and maintenance of shoring to stabilize the buildings and then proceed with targeted abatement and repair is expected to be more than \$1,000,000.

### Alternative #3: Controlled Demolition and Disposal

This alternative contemplates demolition of the west wing with asbestos in place, demolition of the detached building with asbestos in place, removal of friable ACM jackets from the boiler room, then controlled demolition of the boiler house and remaining non friable materials. All demolition would be conducted in accordance with NESHAP and NYS DOL ICR 56 under wet conditions.

- Effectiveness
  - This is the most effective of the three alternatives as it removes the immediate and long-term asbestos and safety hazard.

- Implementability
  - While more difficult to implement than No Action, the controlled demolition using wet methods is safe, effective, and easy to implement as it is routinely completed.
- Preliminary Cost Estimate
  - Costs for the project design, demolition, disposal, and project monitoring are estimated to be on the order of \$450,000.

### **c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #3: Controlled Demolition and Disposal due to the following factors:

- Eliminates the asbestos hazard for the near and short term
- Protects human health and the environment
- Can be conducted safely without costly engineering controls
- Is compliant with the local, state, and federal regulations
- Is cost effective with respect to the hazards presented
- Matches the redevelopment concepts planned for the Site

**PUBLIC MEETING NOTES/  
RESPONSES TO COMMENTS**

**Village of Ilion Board Meeting**  
*Public Notification of EPA Cleanup Grant*  
Wednesday, October 14, 2020 at 6:00 PM  
Village of Ilion Municipal Building Auditorium

Members of the public were invited to attend and encouraged to review and comment on the proposed plans to submit a cleanup grant in the amount of \$500,000 to the Environmental Protection Agency (EPA) for activities associated with the remediation of the Duofold Site, located at 7 Spruce Street, Ilion, NY. The Village of Ilion will apply and receive administration assistance through the Herkimer County Industrial Development Agency.

Mr. John J. Piseck, Jr., Herkimer County IDA Executive Director, announced plans to apply for the grant. He stated that the grant would be used for the advancement of remediation activities at the site, including but not limited to asbestos abatement. He invited public questions and comments.

The following questions were asked:

**Q:** Are any matching funds required?

A: Yes, matching funds of up to \$40,000 will be required, however the Herkimer County Industrial Development Agency will work with the Village to secure those funds.

**Q:** Is the site conducive to light manufacturing or mixed use

A: Yes, either of those options are viable, depending upon any potential developers

**Q:** Has there been any conversations with potential developers

A: Yes, the HCIDA has consistently marketed the property and held conversations with potential developers, and will continue to do so.

**Q:** What happens if the developer does not want or need the greenspace

A: The parcels may be separated, if necessary

There were no additional public questions or comments

PUBLIC MEETING  
SIGN IN SHEET

## Sign-In Sheet

Village of Ilion Board Meeting  
Public Notification of EPA Cleanup Grant  
Wednesday, October 14, 2020  
Village of Ilion, Municipal Building Auditorium

Steven J. Dye

Thomas J. Dye

Marion J. Rice

Wendy J. Penny

Dale

Mike Emery

Chris Lantz

John Piseck

Victoria Adams

Herkimer County IDA

Herkimer County IDA

## Sign-In Sheet

Village of Ilion Board Meeting  
Public Notification of EPA Cleanup Grant  
Wednesday, October 14, 2020  
Village of Ilion, Municipal Building Auditorium

Ilion VILLAGE TRUSTEE

Charles T. Lester

Deputy Mayor

Brian D. Lannica

Mayor



**ADVERTISEMENT**

# TIMES TELEGRAM

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## NEWS

# Ilion seeks Environmental Protection Agency grant to help with Duofold site cleanup

**Donna Thompson** Times Telegram

Published 5:13 p.m. ET Oct. 6, 2020

The village of Ilion plans to apply for a \$500,000 cleanup grant from the Environmental Protection Agency to help with the remediation of the Duofold site.

The village of Ilion purchased the Duofold property in March 2019 in hopes of redeveloping the site. Herkimer County IDA Executive Director John Piseck marketed the site at the National Brownfields Training Conference Redevelopment Rodeo in Los Angeles last December, winning the top award: \$50,000 in pro bono assistance to help with development.

The Duofold property was home to various businesses over the years, but has been vacant for more than two decades.

The Herkimer County Industrial Development Agency, which is providing the village administrative assistance, is preparing the application ahead of an Oct. 28 deadline, Piseck said.

A project summary and proposed activities will be available during the village board meeting scheduled for 6 p.m. Oct. 14 at the Ilion Municipal Building Auditorium. Public comment is invited.

Phase I and Phase II environmental site assessments at the former Duofold building, at 7 Spruce St., discovered environmental impacts that require remediation prior to rehabilitating the site.

The village will consider, respond to and/or incorporate all substantial written comments that are provided by Oct. 15. Written comments should be directed via email to [vadams@herkimercountyida.org](mailto:vadams@herkimercountyida.org), or mailed to 420 E. German St. Box 1, Herkimer, NY 13350.

For more information, contact the Herkimer County Industrial Development Agency at 315-866-3000.

**PROOF OF OWNERSHIP**  
**(DEED/TITLE)**



HERKIMER COUNTY – STATE OF NEW YORK  
SYLVIA M. ROWAN COUNTY CLERK  
109 MARY STREET, SUITE 1111, HERKIMER, NY 13350-2923

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: RP2019-1127

Receipt#: 412397  
Clerk: KC  
Rec Date: 03/20/2019 02:46:17 PM  
Doc Grp: RP  
Descrip: DEED  
Num Pgs: 11  
Rec'd Frm: MARK R ROSE, ATTORNEY

Party1: ILION PROPERTIES INC  
Party2: VILLAGE OF ILION NY  
Town: ILION V GERMAN FLATTS

Recording:

Cover Page	5.00
Recording Fee	70.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 350.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 350.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1564  
Transfer Tax

Total: 0.00

Record and Return To:

MARK R ROSE, ATTORNEY  
31 N ANN STREET  
LITTLE FALLS NY 13365

WARNING\*\*\*

I hereby certify that the within and foregoing was recorded in the Herkimer County Clerk's Office, State of New York. This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Sylvia M. Rowan  
Herkimer County Clerk

**THIS INDENTURE**

Made the 12<sup>th</sup> day of March 2019, TWO THOUSAND NINETEEN

**BETWEEN**

**ILION PROPERTIES INC., PO BOX 706, NATICK, MA 01760**

Party of the first part and

**THE VILLAGE OF ILION, NY A MUNICIPAL CORPORATION, 49 MORGAN STREET, ILION, NY 13357**

Party of the second part

**WITNESSETH** that the party of the first part, in consideration of Ten Dollars (\$10.00) lawful money of the United States paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, their heirs and assigns forever, all

All those tracts or parcels of land situate in the Village of Ilion, Town of German Flatts and State of New York having the following tax map parcel ID numbers: 120.29-1-63, 120.29-1-26, 120.29-2-74.1. All being the same premises conveyed to Ilion Properties Inc. by deed dated July 31, 1986 and recorded on December 8, 1986 in the office of the Herkimer County Clerk in Book 712 of Deeds at Page 293.

The premises are further described at Schedule A.

This conveyance is made in the ordinary course of business.


**Together**, with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**To have and to hold** the premises herein granted unto the party of the second part, their heirs and assigns forever.

**In Witness Whereof**, the party of the first part has hereunto set its hand and seal the day and year first above written.

**IN PRESENCE OF**

 L.S.  
**James Byrnes, Vice-President**

 L.S.  
**Tashmoo Partners, LLC by**  
**James Byrnes, Managing Member, Plan Administrator**

225  
95'

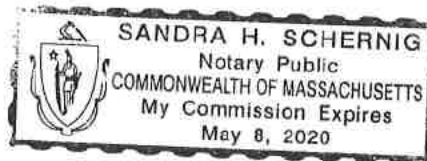
10+1

STATE OF *Massachusetts* SS:  
COUNTY OF *Worcester*

On this *12th* day of *March* Two Thousand Nineteen, before me, the undersigned, a Notary Public in and for said State, personally appeared, **James Byrnes** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument

*Sandra H. Schernig*

Notary Public Comm. Exp. *5/8/20*



**THIS INDENTURE**

Made the 12<sup>th</sup> day of March 2019, TWO THOUSAND NINETEEN

**BETWEEN**

**ILION PROPERTIES INC., PO BOX 706, NATECK, MA 01760**

Party of the first part and

**THE VILLAGE OF ILION, NY A MUNICIPAL CORPORATION, 49 MORGAN STREET, ILION, NY 13357**

Party of the second part

**WITNESSETH** that the party of the first part, in consideration of Ten Dollars (\$10.00) lawful money of the United States paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, their heirs and assigns forever, all

All those tracts or parcels of land situate in the Village of Ilion, Town of German Flatts and State of New York having the following tax map parcel ID numbers: 120.29-1-63, 120.29-1-26, 120.29-2-74.1. All being the same premises conveyed to Ilion Properties Inc. by deed dated July 31, 1986 and recorded on December 8, 1986 in the office of the Herkimer County Clerk in Book 712 of Deeds at Page 293.

The premises are further described at Schedule A.

This conveyance is made in the ordinary course of business.

Instr # RP 2019-1127  
03/20/2019 02:46:17 PM  
Honorable Sylvia M Rowan  
HERKIMER COUNTY CLERK


**Together**, with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**To have and to hold** the premises herein granted unto the party of the second part, their heirs and assigns forever.

**In Witness Whereof**, the party of the first part has hereunto set its hand and seal the day and year first above written.

**IN PRESENCE OF**

 L.S.  
James Byrnes, Vice-President

 L.S.  
Tashmo Partners LLC by  
James Byrnes, Managing Member, Plan Administrator



Tax ID#120.29-1-63

**2018 VILLAGE OF ILION TAX BILL**

Fiscal Year 06/01/2018 to 05/31/2019

Warrant Date 06/01/2018

Bank #

Bill #000463

**Mail Payments/Checks payable to:**

VILLAGE TREASURER  
VILLAGE OF ILION  
PO BOX 4231  
UTICA, NY 13504-4231

**In Person Payment:**

M&T BANK-Frankfort Branch  
NIGHT DROP & DRIVE THRU  
CHECK OR MONEY ORDER @  
VILLAGE OF ILION  
49 MORGAN ST.  
ILION, NY 13357

**Collection information:**

NO CREDITCARDS  
NO CASH ACCEPTED

**Property Description and Location**

Village 212801 School 212803  
Location: 7 Spruce St  
Class 710 Roll Sect. 1  
Account No. 022087060  
Mortgage No.  
Front 0.00 Depth 0.00  
Acres 9.90

**Property Taxpayer's Bill of Rights**

The Assessor estimates the FULL MARKET VALUE OF THIS PROPERTY as of 01/01/2017 was 293,750  
The assessed value of this property as of 03/01/2017 was 235,000. The UNIFORM PERCENTAGE OF VALUE to establish assessments was 80.00 %. If You feel your assessment is inequitable, you have the right to seek a review. A publication entitled 'Contesting Your Assessment' is available at [www.tax.ny.gov](http://www.tax.ny.gov). Please note that the period for filing complaints on the above assessment has passed.  
Est State Aid 162,479

Coolidge Ilion Llc  
Attn: Dawson International  
PO Box 706  
Natick, MA 01760

120.29-1-63

(STAR exemptions apply only to school taxes.)

Exemption/Purpose	Value	Full Value	Exemption/Purpose	Value	Full Value	Exemption/Purpose	Value	Full Value
Levy Description	Taxable Value*	Tax Rate	Tax Levy	% Levy Change	Tax Amount			
Village Tax	235000.00	26.68900000M	4600912	-0.400	6,271.92			

(for late payments, see schedule below)

Pay by 07/02/2018 6271.92 Pay by 07/31/2018 6585.52 Pay by 08/31/2018 6648.24

Pay by 10/01/2018 6712.95 Pay by 10/31/2018 6775.67

**Total Tax Due 6271.92**

cut here

cut here

School 212803

Bank

**(for receipt, check the box [ ] and return entire bill with payment)**

2018 VILLAGE OF ILION TAX BILL

**\*000463\***

Tax Map ID #120.29-1-63

\*\*\* Checks Subject to Collection \*\*\*

Check \_\_\_\_\_ Cash \_\_\_\_\_ Village 212801 Bill # 000463

Paid by \_\_\_\_\_ circle amount paid

Returned Check Fee 20.00

Coolidge Ilion Llc  
Attn: Dawson International  
PO Box 706  
Natick, MA 01760

Tax	Penalty	2ND NOTICE Svc Chg Fees	Pay on or before	Pay This Amount
6271.92	0.00	0.00	07/02/2018	6271.92
6271.92	313.60	0.00	07/31/2018	6585.52
6271.92	376.32	0.00	08/31/2018	6648.24
6271.92	439.03	2.00	10/01/2018	6712.95
6271.92	501.75	2.00	10/31/2018	6775.67

EXHIBIT "A"Description of Land

All that certain piece or parcel of land situate in the Village of Ilion, County of Herkimer and State of New York, bounded and described as follows:

PARCEL NO. 1: Beginning at an iron pin situate in the intersection of the southerly boundary of Spruce Street in the easterly boundary of Pleasant Ave. (formerly North Water Street); thence along the southerly boundary of Spruce Street South  $69^{\circ} 47'$  east 1492.93 feet to an iron pin at the northwesterly corner of lands of Brys; thence along lands of Brys South  $35^{\circ} 08'$  west 105.28 feet to lands of Yavornitzki, said point being monumented with an iron pin; thence along said Yavornitzki lands north  $54^{\circ} 44'$  west 5.30 feet to an iron pin; thence along lands of Yavornitzki, Ford and Applegate south  $35^{\circ} 08'$  west 108.0 feet to an iron pin; thence south  $54^{\circ} 44'$  east, 132.0 feet to an iron pin in the westerly boundary of Central Ave. (formerly Railroad Street); thence along said westerly boundary of Central Ave. south  $35^{\circ} 08'$  west, 36.0 feet to an iron pin; thence north  $54^{\circ} 44'$  west 132.0 feet to an iron pin; thence along lands of Matteson and Petryck south  $35^{\circ} 08'$  west 72.0 feet to an iron pin; thence south  $54^{\circ} 44'$  east 132.0 feet to an iron pin set in the westerly boundary of Central Ave.; thence along said Central Ave. boundary south  $35^{\circ} 08'$  west 71.0 feet to an iron pin in the northerly boundary of lands of the Penn Central Railroad; thence along said railroad boundary north  $55^{\circ} 32'$  west 65.78 feet; thence continuing along said railroad boundary north  $70^{\circ} 25'$  west 71.57 feet to a stone monument; thence continuing along said railroad boundary north  $70^{\circ} 25'$  west 264.50 feet to a rail monument; thence continuing along said railroad boundary north  $51^{\circ} 53'$  west 202.2 feet to an iron pin; thence continuing along said railroad boundary north  $70^{\circ} 11'$  west 213.12 feet to an iron pin; thence continuing along said railroad boundary north  $12^{\circ} 28'$  east 4.75 feet to a rail monument; thence continuing along said railroad boundary north  $68^{\circ} 27'$  west 266.48 feet to an iron pin; thence continuing along said railroad boundary north  $13^{\circ} 41'$  east 44.0 feet to an iron pin; thence along said railroad boundary south  $21^{\circ} 07'$  west 62.26 feet to a rail monument; thence continuing along said railroad boundary north  $67^{\circ} 26'$  west 8.94 feet to a rail monument; thence along said railroad boundary south  $35^{\circ} 02'$  west 69.09 feet to an iron pin in the north boundary of West River Street; thence along said street boundary north  $56^{\circ} 03'$  west 39.27 feet to an iron pin; thence north  $23^{\circ} 03'$  east 134.16 feet to a stone monument; thence north  $56^{\circ} 05'$  west 201.65

feet to a stone monument; thence south  $21^{\circ} 51'$  west 58.63 feet to a iron pin; thence north  $56^{\circ} 08'$  west 61.65 feet to an iron pin; thence south  $49^{\circ} 11'$  west 11.6 feet to an iron pin; thence north  $55^{\circ} 49'$  west 60.38 feet to an iron pin; thence north  $75^{\circ} 38'$  west 29.93 feet to an iron pin in the easterly boundary of Pleasant Ave.; thence along said boundary of Pleasant Ave. north  $14^{\circ} 39'$  east 265.85 feet to the place of beginning, which parcel is also identified as parcels I thru XIII on a map entitled "map showing lands of UNIVAC Industrial Parcel & Parking area, Ilion, New York, Herkimer County", which survey map was made by Dolan and Booth and dated June 15, 1972 and filed in the Herkimer County Clerk's Office in Map Case No. MM7B49.

EXCEPTING AND RESERVING from Parcel No. 1 above, a parcel of land located in the southwest corner thereof and which parcel was conveyed to Hyatt by deed dated July 8, 1974 and recorded in the Herkimer County Clerk's Office on August 8, 1974 in Book 635 of Deeds at Page 214, and more fully described as follows:

Beginning at an I.P. in the easterly boundary of Pleasant Avenue, said I.P. marking the northwest corner of lands of Hyatt and the southwest corner of lands of Reile; thence along lands of Hyatt south  $75^{\circ} 38'$  east 29.93 feet to an I.P.; thence continuing along lands of Hyatt south  $55^{\circ} 49'$  east 60.38 feet to an I.P. at the northwest corner of lands of Patrei; thence along lands of Patrei north  $49^{\circ} 11'$  east 11.6 feet to an I.P.; thence along lands of Patrei south  $56^{\circ} 08'$  east 5.77 feet to an I.P.; thence north  $21^{\circ} 51'$  east 72.96 feet to an I.P.; thence north  $75^{\circ} 21'$  west 108.0 feet to an I.P. in the easterly boundary of Pleasant Avenue; thence along Pleasant Avenue south  $14^{\circ} 39'$  west 60.0 feet to the place of beginning.

ALSO EXCEPTING AND RESERVING from Parcel No. 1 above, a parcel located on the west side of Central Avenue and more particularly described as follows:

Beginning at the west side of Central Avenue where it intersects the north line of the property now for formerly of the Penn-Central Railroad West Shore Division, the point or place of beginning; thence running northerly along the west side of Central Avenue north  $35^{\circ} 08'$  east a distance of 71.0 feet to the southeast corner of the lands formerly of Petryck, presently of Donald Reile; thence running westerly along the south line of lands formerly of Petryck north  $54^{\circ} 44'$  west a distance of 132.0 feet to a point which is the southwest corner of lands formerly of Petryck, presently of Donald Reile; thence running northerly along the west line of lands formerly of Petryck and Matteson and presently of Donald Reile, north  $35^{\circ} 08'$  east a distance of 72.0 feet to a point which is the northwest corner of lands formerly of Matteson, presently of Donald Reile; thence running easterly along the north line of lands formerly of Matteson, presently of Donald Reile, south  $54^{\circ} 44'$  east a distance

of 132.0 feet to a point on the west line of Central Avenue; thence running northerly along the west side of Central Avenue north  $35^{\circ} 08'$  east a distance of 36.0 feet to a point which is the south-east corner of lands now or formerly of Applegate; thence running westerly along the lands now or formerly of Applegate North  $54^{\circ} 44'$  west a distance of 132.0 feet to a point; thence running southerly and parallel to the west side of Central Avenue south  $35^{\circ} 08'$  west a distance of 28.0 feet to a point; thence running westerly and at right angles to the last course north  $54^{\circ} 52'$  west a distance of 20.0 feet to a point; thence running southwesterly and at right angles to a line parallel to and 5.0 feet east of the foundation line of the former Univac 1 story brick building, 16 feet more or less to a point 5.0 feet east of the foundation of the building; thence running southerly and parallel to the foundation line of the building and 5.0 feet east of the foundation line 100 feet more or less to a point opposite a party wall between two sections of a one story brick building formerly known as the Univac plant; thence westerly to and through the party wall a distance of 399 feet more or less to a point which is 10 feet west of the west face of a one story metal building addition; thence southerly and at right angles to the last course 25 feet more or less to the north line of the now or former Penn-Central Railroad West Shore division property; thence running easterly along the now or former Penn-Central Railroad West Shore Division property south  $51^{\circ} 53'$  east a distance of 132 feet more or less to a point, which is an angle point in the north line of the now or former Penn-Central Railroad West Shore Division property; thence running east along the north line of the now or former Penn-Central Railroad West Shore Division property the following two courses: south  $70^{\circ} 25'$  east a distance of 336.07 feet and south  $55^{\circ} 32'$  east a distance of 65.78 feet to a point in the west side of Central Avenue, the point or place of beginning, containing 0.92 Acres, more or less.

Also together with a surface easement 28 feet wide for ingress and egress from Central Avenue westerly to the former Univac Plant, over an existing driveway, which is to be used and maintained jointly with "the party of the first part herein," his heirs and assigns, and is bounded and described as follows:

Beginning at a point in the westerly line of Central Avenue, Ilion, N.Y., where it intersects the south line of land now or formerly of Applegate, being the southeast corner of Applegate, the point or place of beginning; thence running west along the south line of Applegate north  $54^{\circ} 44'$  west a distance of 132.0 feet to a point which is the southwest corner of Applegate; thence southerly and parallel to Central Avenue south  $35^{\circ} 08'$  west a distance of 28.0 feet to a point; thence easterly and parallel to the southerly line of Applegate and at all time 28.0 feet therefrom south  $54^{\circ} 44'$  east a distance of 132.0 feet to a point in the west line of Central Avenue; thence northerly along the west line of Central Avenue north  $35^{\circ} 08'$  east a distance of 28.0 feet to the point or place of beginning.



Said surface easement shall be maintained solely by the "grantor" herein and shall terminate in the event the "grantor", his heirs or assigns, acquires land in fee from the Railroad for access to Central Avenue, from the westerly portion of his lands.

Parcel No. 1 is also subject, however, to the right of the "party of the first part" herein, his heirs and assigns to use in common with the party of the "second part" the existing southwesterly wall of the one story brick building located in the southeasterly portion of Parcel No. 1 described above, in addition to existing underground water and sewer mains, which wall is approximately 394 feet in length, and which one story brick building is described as "1 STY. BRICK" on the aforementioned Dolan and Booth map showing lands of UNIVAC Industrial Parcel and parking area, which wall also is the boundary between Parcel No. 1 herein conveyed and the 0.92 acre parcel excepted and reserved from Parcel No. 1 herein.

PARCEL No. 2: Also conveying and granting the following described premises in said village, county and state aforesaid: Beginning at the intersection of the northerly boundary of Spruce Street Extension and the westerly boundary of Pleasant Avenue (formerly N. Water Street); thence along the northerly boundary of Spruce Street Extension north  $69^{\circ} 47'$  west 648.8± feet to the southerly boundary of lands of the State of New York; thence north  $84^{\circ} 48' 59''$  east along the lands of the State of New York 305± feet to a point, thence north  $85^{\circ} 27' 17.3''$  east 340.00 feet to a point; thence south  $84^{\circ} 17' 20''$  east 27± feet to a point in the northerly extension of the westerly boundary of Pleasant Avenue; thence along said street boundary and the northerly extension thereof south  $14^{\circ} 39'$  west 296.5± feet to the place of beginning; containing 2.3± acres.

PARCEL NO. 3: Also conveying and granting the following described premises in said village, county and state aforesaid: Beginning at the intersection of the north side of Spruce Street with the west side of Oak Street, the point or place of beginning; thence running westerly along the north side of Spruce Street north  $69^{\circ} 47'$  west a distance of 200.00 feet to a point which is the southeast corner of land now or formerly of Skevnick; thence running north along the east line of lands now or formerly of Skevnick and of Ropeter north  $20^{\circ} 09'$  east a distance of 180.00 feet to a point on the south line of Pine Street; thence running easterly along the south line of Pine Street south  $69^{\circ} 47'$  east a distance of 200.00 feet to a point in the west line of Oak Street; being the southwest corner of the intersection of said two streets; thence running southerly along the

west line of Oak Street south  $20^{\circ} 09'$  west a distance of 180.00 feet to the north line of Spruce Street, being the northwest corner of the intersection of said two streets, the point or place of beginning, and containing 0.82 acres more or less, intending to convey a parcel designated on the aforementioned Dolan Booth map showing lands of UNIVAC Industrial Parcel and parking area as "Parcel XIV book 491 - page 240 area - 0.82± acre".

Together with the appurtenances, including, without limitation, all the right, title and interest of "the party of the first part" in and to the right-of-way and easement for the erection, operation, maintenance, repair, inspection, alteration, replacement of electrical transmission and distribution lines and circuits attached to poles or other supports, with rights of ingress and egress and other rights and privileges, as described and reserved to "the party of the first part" in the deed from "the party of the first part" to the Village of Ilion, dated May 2, 1972, and recorded in the Herkimer County Clerk's Office on May 12, 1972 in Book 620 of Deeds, at Page 912, and all the estate and rights of the party of the first part in and to said premises.

All of the aforementioned parcels conveyed herein are part of the premises conveyed by Sperry Rand Corporation to Donald J. Reile by deed dated June 29, 1972 and recorded in the Herkimer County Clerk's Office on June 30, 1972 in Book of Deeds 621 on page 868, and are shown on a survey map entitled "Map Showing Lands of Donald J. Reile Industrial Parcel and Parking Area, Ilion, New York, Herkimer County", which map was made by Dolan & Booth and dated June 15, 1972, and revised February 10, 1980, and which map is intended to be filed concurrently herewith.

The term "party of the first part" refers to grantors prior in the chain of title than the instant grantor.

Also together with a subsurface easement 8 feet wide for sanitary sewer, storm sewer, water service and fire service lines, from Central Avenue westerly to the former Univac Plant, bounded and described as follows:

Beginning at the intersection of the west line of Central Avenue, Ilion, N.Y., with the north line of the former Penn-Central Railroad West Shore Division; thence running north along the west line of Central Avenue north  $35^{\circ} 08'$  east a distance of 151.0 feet to the point or place of beginning; thence running north  $54^{\circ} 44'$  west a distance of 132.0 feet to a point; thence running westerly north  $54^{\circ} 52'$  west a distance of 20.0 feet to a point; thence running southwesterly and at right angles to a line parallel to and 5.0 feet east of the foundation line of the former Univac one story brick building, 16 feet more or less to a point 5.0 feet east of the foundation of the building; thence running southerly and parallel to the foundation line of the building and 5.0 feet therefrom a distance of 8 feet; thence running northeasterly and at right angles to the last line a distance of 16 feet more or less to a point; thence south  $54^{\circ} 52'$  east 20 feet to a point; thence south  $54^{\circ} 44'$  east a distance of 132.0 feet to the west side of Central Avenue; thence north along the west side of Central Avenue north  $35^{\circ} 08'$  east a distance of 8 feet to the point or place of beginning. Together with the right to either party to be able to use said easement area for the installation, use and maintenance of additional utility facilities, with the proviso, however, that said installation, use and/or maintenance does not prevent the use and/or maintenance by either party hereto of existing utilities.

The "grantor" reserves herein a surface easement 25 feet wide for ingress and egress by motor vehicles only, from West River Street, which easement commences south  $56^{\circ} 03'$  east 39.27 feet from the southeast corner of the McConnell property as shown on a map by Dolan and Booth showing lands of Univac, dated June 15, 1972 and filed June 30, 1972, in the Herkimer County Clerk's Office in Map File No. MM7B49, said 25 foot easement lies westerly and northerly of the Penn-Central West Shore Division boundary line and runs parallel with the following courses continuing from the aforementioned place of beginning, thence north  $39^{\circ} 02'$  east 69.09 feet; thence south  $67^{\circ} 26'$  east 8.94 feet; thence north  $21^{\circ} 07'$  east 62.26 feet; thence south  $13^{\circ} 41'$  west 44.00 feet; thence south  $68^{\circ} 27'$  east 266.48 feet; thence south  $12^{\circ} 28'$  west 4.75 feet; thence south  $70^{\circ} 11'$  east 213.12 feet; thence south  $51^{\circ} 53'$  east 70 feet more or less to the west property line of the land being conveyed to Leo Palermo and which land is the second parcel reserved in Parcel No. 1 being conveyed herein and which lies northerly of the Penn-Central Railroad West Shore Division property line; said point is also the northwesterly boundary of the 0.92 parcel excepted and reserved from Parcel No. 1 being conveyed to Duofold, Inc.

As a result of the acquisition of title by the party of the second part to the premises transferred by this Deed, the dominant and servient estates in certain easements recited in this Exhibit "A" shall be merged and, therefore, such easements are hereby eliminated anything to the contrary herein or in the Deed notwithstanding.

PARCEL NO. 4:

All that parcel of land located on the northerly side of West River Street in the Village of Ilion, County of Herkimer, State of New York, more particularly described as follows:

Beginning at an iron pin set in the northerly boundary of West River Street at its intersection with the division line between lands formerly of the New York Shore and Buffalo Railway Company, now CONRAIL, on the east and lands formerly of Clarke and Baker Company, now Duofold, Inc., on the west, said division line being the westerly line of Parcel No. 1 of a corrective deed and agreement dated May 16, 1930, between the predecessors in title of the present parties hereto and filed in the Herkimer County Clerks Office in Book of Deeds 297 at page 433; thence running N35°02'E, 69.09' to a vertical section of railroad rail found setting flush with the ground; thence S67°26'E, 8.94' to a vertical section of railroad rail found setting flush with the ground; thence N21°07'E, 18.76' to an iron pipe found, said point supposed to be the southwest corner of a parcel of land conveyed to Clarke and Baker company by the West Shore Railroad Company by a deed dated October 13, 1923 and filed in the Herkimer County Clerks Office in Book of Deeds 371 at page 299; thence running easterly along the southerly side of the above mentioned parcel 272' more or less to the southeasterly corner of the said parcel; thence running S 12°28' W, 4.75' to the northwest corner of parcel No. 2 of lands conveyed to the West Shore Railroad Company by Clarke and Baker Company by a deed dated July 19, 1923 and filed in the Herkimer County Clerks Office in Book 272 at page 131; thence running easterly along the northerly side of the above mentioned deed and on a line parallel with the centerline of the team track northerly of the freight house of the West Shore Railroad Co., said line being partly tangent and partly on a curve to the right, 171.4' to a point on the northerly line of a parcel of land conveyed by



Clarke & Baker Co. to the New York Central and Hudson River R.R. Co. by a deed dated October 6, 1906 and filed in the Herkimer County Clerks Office in Book of Deeds 191 at page 335; thence continuing along the northerly line of said parcel 43.75' to an angle point in said deed and an iron pipe found; thence running S 51°53' E, 202.2' to a point in the northerly line of a parcel of land conveyed to the New York West Shore and Buffalo Railway Company by Philo Remington et. al. by deed dated June 13, 1881 and filed in the Herkimer County Clerks Office in Book of Deeds 118 at page 220; thence running easterly along the northerly line of the above mentioned parcel, S 70°25' E, 261.63' to a concrete monument set by the State of New York to mark the northwest corner of Map 87, Parcel 80 of lands acquired for the reconstruction of Ilion Village, S.H. 5161, said parcel having been acquired in fee without the right of access; thence running southerly along the westerly line of said parcel, S 16°15'40" W, 69.02' to a concrete monument set by the State of New York to mark the south west corner of said parcel, thence running westerly along the northerly line of a parcel of land conveyed by The Owasco River Railway, Inc. to Dana Lou Humphreys by a deed dated April 14, 1983 and filed in the Herkimer County Clerks Office in Book of Deeds 689 at page 869, N 70°28'50" W, 721.45' to an iron pin found setting in the north line of West River St. thence running westerly along the north line of West River St. N 56°06' W, 257.43' to the point of beginning, being a parcel of land containing 2.31 acres, more or less.

For a more particular description of the lands herein conveyed, reference is hereby made to a "Map Showing Lands being Conveyed by the Consolidated Rail Corporation to Duofold, Inc.", said map dated December 10, 1984 and made from a survey by William S. Tiel, Licensed Professional Engineer and Land surveyor No. 31749; said map having been filed in the Office of the Herkimer County Clerk.

Excepted from the above mentioned description is all that tract or parcel of land conveyed by the grantor herein to Donald J. Reile by deed dated May 3, 1988 and recorded August 4, 1988 in the Herkimer County Clerk's office in Book 748 of deeds at page 286.

This conveyance is made subject to those easements and rights of way of record.

END. SCHEDULE A.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

NY

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Village of Ilion

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0715853350000

### d. Address:

\* Street1:

49 Morgan Street

Street2:

\* City:

Ilion

County/Parish:

NY

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

133570000

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

MariJo

Middle Name:

\* Last Name:

Rice

Suffix:

Title: Village Treasurer / Administrative Assistant

Organizational Affiliation:

Village of Ilion

\* Telephone Number:

(315) 895-7449

Fax Number:

(315) 894-6050

\* Email:

marijo@ilionny.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

Local Government - Village

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

\* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

EPA Clean-up Agreement to abate asbestos at the Duofold site.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="500,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: